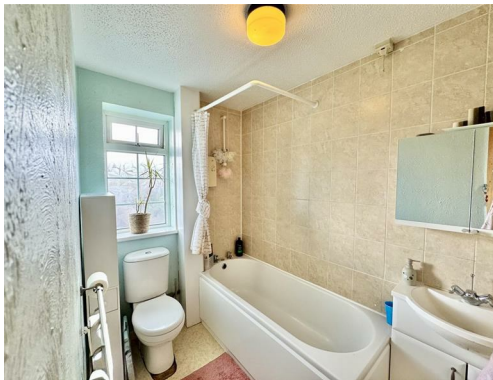


7 Snailsden Way,  
Staincross S75 6EE

OFFERS IN THE REGION OF  
£220,000



A THREE BEDROOM EXTENDED SEMI FAMILY HOME, SPACIOUS ACCOMMODATION WITH A SUPERB GROUND FLOOR EXTENSION HAVING A BUILT IN WET ROOM, LOCATED IN THIS SOUGHT AFTER CUL DE SAC WITH GARDEN AND PARKING

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

### **LOBBY 6'2" x 5'1" irregular shaped room**



You enter the property through a composite front door into this welcoming lobby with plenty of natural light drawn in from the double glazed window to the side. There is space to remove coats and shoes, laminate flooring runs underfoot, there is a wall mounted radiator and ceiling lighting. A glass panel door allows light to enter and leads to the lounge.

### **LOUNGE 15'8" x 12'9" max into recess**



Good size living room the the additional useful space under the stairs. Natural light is brought in via the double glazed window to the front, there is laminate flooring, an upright designer radiator and ceiling lighting. A glass panel door sheds light into and leads to the kitchen.

## KITCHEN 13'5" x 8'0"



A kitchen in two halves, both with a range of wall and base units having a cream finish, complimentary square edged worktops and large rectangle black sink with mixer tap. Integral appliances include an eye level double oven and four ring gas hob with black extractor over plus there is plumbing for a washing machine and dishwasher plus and space for a fridge freezer. Vinyl tiles run underfoot, there is a wall mounted radiator and ceiling lighting. A double glazed window looks out onto the inner hallway and brings in some shared natural light, along with the glass panelled door which leads to the lounge. A glass panel internal door leads to the inner hall.

## INNER HALLWAY 14'8" x 3'7"



Extremely useful addition, whether it is used as a separate entrance for the room at the rear, for anyone with bicycles or pets, There is vinyl flooring, a wall mounted radiator and ceiling lighting. Two Velux windows bathe the area with natural light and a uPVC double glazed door leads to the side. An internal door leads to the ground floor extension.

## **GROUND FLOOR BEDROOM 14'9" max into recess including wet room x 12'0"**



One of the main features of this home, this extension has a multitude of uses. Currently an office/gym, it has previously been used as a bedroom and, as it has the wet room, would be ideal for anyone elderly or anyone lacking in mobility. There is carpet flooring, two wall mounted radiators, ceiling light and the double glazed window to the rear brings in plenty of natural light and overlooks the garden. Double doors lead to the wet room.

## **EN-SUITE WET ROOM 5'10" x 3'3"**



Built into this space and extremely convenient. There is an electric shower, wall mounted wash basin and close coupled WC. There is an extractor fan, ceiling lighting and wet room flooring.

## LANDING



Stairs ascend from the lobby to this first floor landing having carpet flooring, a storage area for towels, and a double glazed window to the side which brings in natural light. There is a loft hatch and there is access to the bathroom and all bedrooms.

## BEDROOM ONE 13'1" max to rear of robes x 8'1"



Double bedroom, located at the rear of the property with plenty of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator, pendant ceiling lighting and the double glazed window draws in natural light. An internal door leads to the landing.

## BEDROOM TWO 9'6" x 6'0"



Second bedroom, this time located at the front of the property with a double glazed window bringing in natural light. There is carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

## BEDROOM THREE



Third bedroom, again located at the front of the property with a double glazed window bringing in natural light. There is carpet flooring, a wall mounted radiator and ceiling lighting. A door opening leads to the landing. There is no door at present, however, one could be reinstalled.

## BATHROOM 7'10" x 5'3"



Located at the rear of the property and having a neutral three piece suite consisting of panel bath, vanity wash basin with mixer tap and storage under and twin flush low level WC. There is tiling on the walls, vinyl flooring, ceiling lighting and wall mounted radiator. A double glazed window with obscure glass brings in natural light and an internal door leads to landing

## PARKING



There is a driveway to the front of the property and gated side access to the side and rear gardens.

## GARDEN



The side patio is very usable and has external power supply and a water. The larger rear garden has a patio area, lawn and second patio area, previously having a good size shed located on it.



### ~ Material Information ~

TENURE:  
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

**COUNCIL AND COUNCIL TAX BAND:**

Barnsley Band A

**PROPERTY CONSTRUCTION:**

Standard

**PARKING:**

Driveway

**RIGHTS AND RESTRICTIONS:**

There are no restrictions

**DISPUTES:**

There have not been any neighbour disputes.

**BUILDING SAFETY:**

There have not been any structural alterations to the property during the current vendor's ownership.

There are no known structural defects to the property.

**PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There has been a ground floor extension to the rear

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

**UTILITIES:**

Water supply - Mains water

Sewerage - Mains

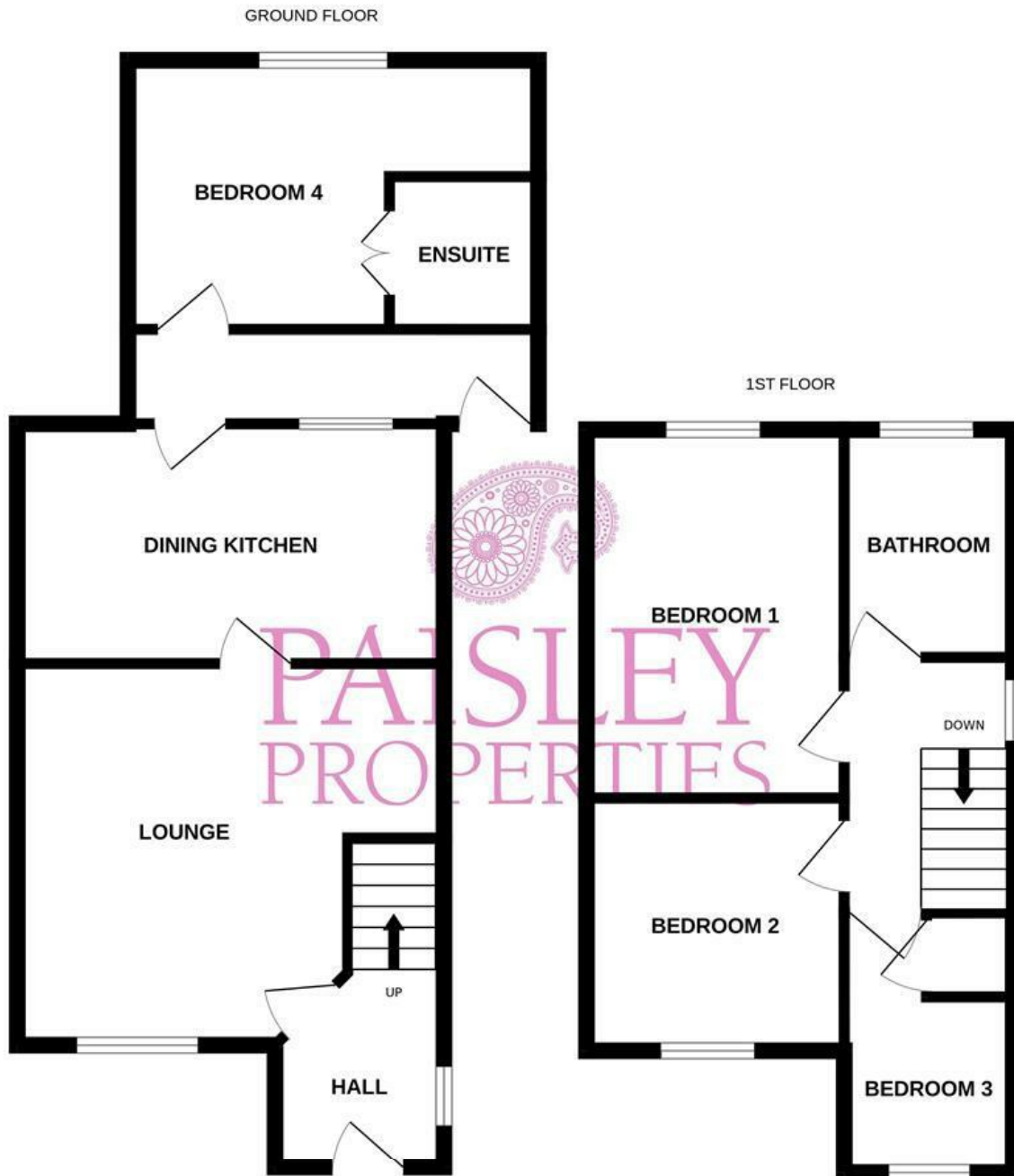
Electricity - Mains

Heating Source - Mains Gas

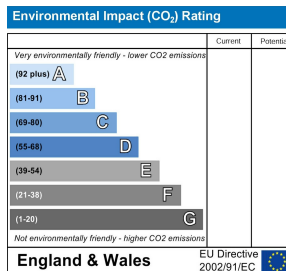
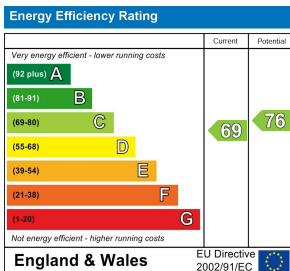
Broadband - Suggested speeds up to 1000 mbps

**ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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